

Chapter 15A-08 - Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

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Chapter 15A-08 - Land Uses in the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

15A-08-01 Purpose and Applicability

- A. **Purpose.** The commercial districts land use standards are intended to:
1. Allow a mixture of complimentary land uses that may include retail, offices, commercial services, civic uses, and housing to create economic and social vitality, and to encourage the linking of trips; and
 2. Develop commercial areas that encourage walking as an alternative to driving and provide employment and housing options.
- B. **Applicability.** Uses permitted under this Chapter shall conform to the development standards provided elsewhere in this Code, and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for Conditional Use Permits.

15A-08-02 Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

- A. **Matrix Explanation.** The matrix below lists all permitted uses within Sandy City commercial, office, industrial, mixed use, transit corridor, and research and development districts. The letters "P", "C", "S", or "N" shall mean "Permitted", "Conditional", "Special Use", or "Not Permitted" respectively. Refer To Special Use Standards within this Title for all land uses allowed with an "S". For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the Sandy City Transportation Engineer in the Transportation Element of the Sandy City General Plan).

For those land uses marked with a superscript number ⁽¹⁾, refer to sub-section C following the table for explanation.

B. **Table of Uses.**

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Accessory Apartments	N	N	N	N	N	N	C ¹ /N	N	N	N	N	N	N	N	N	N	N	C ¹ /N	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Accessory Structure (unless otherwise specified)	N	N	N	N	N	N	C ¹	N	N	N	N	N	N	N	N	N	N	C ¹	N	N
Agriculture	P	P	P	N	P	P	P	P	P	P	P	P	P	N	N	N	N	P	N	N
Alcohol or Tobacco Specialty Store	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ¹⁰	N	N	N	N	N
Alcoholic Beverage Entertainment	C	C	C	C	C	C	C	C	C	N	N	N	C	N	N	N	C	C	N	N
Alcoholic Beverage Class A License	P/C	P	P	P	P	P/C	P/C	P/C	C	P/C	P/C	C	P/C	N	C	N	P	P	N	C
Alcoholic Beverage Class B License	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	N	P
Alcoholic Beverage Class C Tavern	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage Class D License	P/C	P	P	P	P	P/C	P/C	P	C	C	C	C	P/C	C	C	N	P	C	N	C
Alcoholic Beverage Class E License	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	S ⁸	N	S ⁸
Alcoholic Beverage Package Agency	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Alcoholic Beverage Private Club License I	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	N	P
Alcoholic Beverage Private Club License II	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcoholic Beverage State Liquor Store	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	C	C	N	N
All-Terrain Vehicles (ATV) Sales and Service	N	N	N	N	P	P	N	N	N	N	N	N	N	N	P	C	N	N	N	N
Alzheimer's Facility	N	N	N	N	N	N	C	N	N	C	C	N	N	N	N	N	N	C	N	N
Ambulatory Surgical Facility	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N
Ancillary Commercial as part of a mixed-use building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	N	C
Animal Hospital, Veterinary Office	C	N	N	N	P	P	P	P	P	N	P	P	P	C ¹¹	P	N	P	C	N	N
Animal Kennel, Commercial	C	N	N	N	C	C	C	P/C	P/C	N	N	N	C	N	P/C	N	N	N	N	N
Animals (Household Pets or Farm)	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N	S	N	N
Aquarium	P	C	N	P	P	P	C	P	P	N	N	N	N	N	P	N	N	P	N	N
Arcade	C	N	N	C	P	P/C	C/N	P/C	C/N	N	N	N	N	N	N	C	P	C	N	N
Art Gallery	P	C	C	P	P	P	C	P	P	N	P	P	C	C	P	N	N	P	N	C
Assisted Living Facility - Large Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	P/C	P/C	C	N	P/C	N	C	N	N	N	N	C	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Assisted Living Facility - Limited Capacity (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Auto, Light Trucks, RV Dealerships (new) - Sales and Service Agencies	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Auto, Light Trucks, RV Dealerships (used) - Sales and Service Agencies	N	N	N	N	P ¹⁵	C	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Auto, Light Trucks, RV Rental and Leasing Agencies	C ¹²	N	N	N	C	C	C	N	N	N	N	N	N	N	N	C	C	N	N	N
Automotive Self-Service Station	C ⁹	N	N	N	P	P/C	C	P/C	P/C ¹⁸	C	C ²	N	N	N	N	C	P	C	N	N
Automotive Service and Repair - Major	N	N	N	N	P	P/N	N	N	N	N	N	N	N	N	P	P/C	P/C	N	N	N
Automotive Service and Repair - Minor	N	N	N	N	P	P/C	C	C	C	N	C ²	N	N	N	P	P/C	P/C	N	N	N
Automotive Service Station, Non-mechanical	C ¹²	N	N	N	P	P/C	C	C	C	N	C ²	N	N	N	P	P/C	P/C	N	N	N
Automotive Service Station	N	N	N	N	P	P/C	C	P/C	P/C ¹⁸	C	C ²	N	N	N	N	C	P	C	N	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	C	C/N	N	N	N	N	N	N	N	N	C/N	N	N	N	N	N
Bed and Breakfast Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Birthing Center	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N
Boarding House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Botanical gardens	P	P	P	P	P	P	P	P	P	N	P	C	C	P	P	N	N	P	N	P
Business or Financial Services	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	C	P	N	P
Car Wash	C	N	N	N	C	C	C	C	C	N	N	N	N	N	P	C	C	N	N	N
Cemetery, Columbarium, Mausoleum	C	N	N	N	N	N	N	N	N	N	N	N	C	N	P	N	N	C	N	N
Commercial, Heavy	N	N	N	N	P	C/N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Commercial, Parking	C	C	C	C	P	P/C	N	C	N	N	N	N	N	N	N	C	P	P	N	P
Commercial Repair Services	C	N	N	N	P	P	P	P	P	C	P	N	N	N	P	N	N	C	N	N
Commercial Retail Sales and Services	P	P	N	P	P	P	C	P	P	P	P	C	C	N	P	N	P	P	N	C
Commercial, Specialty	N	N	N	P	C	C	C	C	C	N	N	N	N	N	N	N	N	P	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Community Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Comprehensive Mental Health Treatment	C	N	N	N	C	C	C	N	N	N	N	N	C	N	N	N	N	C	N	N
Congregate Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Correctional Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Dance Hall	N	N	N	C	C	C/N	N	N	N	N	N	N	N	N	C	N	N	C	N	N
Day Care, Adult	C	N	N	C	P	P/C	P/C	P/C	P/C	N	P/C	P/C	P/C	C	P	N	N	P	N	P
Day Care, Child	C	N	N	C	P	P/C	P/C	P/C	P/C	N	P/C	P/C	P/C	C	P	N	N	P	N	P
Day Care, Elderly	C	N	N	C	P	P/C	P/C	P/C	P/C	N	P/C	P/C	P/C	C	P	N	N	P	N	P
Day Care, Group	C	N	N	C	P	P/C	P/C	P/C	P/C	N	P/C	P/C	P/C	C	P	N	N	P	N	P
Drive-Up Window (non-food), Banks, ATM's, Dry Cleaners, Pharmacy, etc.	C	N	N	C	P	P	C	P	P	N	N	N	N	C	P	N	P	N	N	N
Dwelling, Duplex	N	N	N	N	N	N	C ¹⁶	N	N	N	N	N	N	N	N	N	N	C	N	N
Dwelling, Earth Sheltered	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N
Dwelling, Group Planned	N	N	N	N	N	N	C	N	N	N	N	N	C	N	N	N	N	N	N	N
Dwelling, Multiple Unit	N	N	C	C	N	N	C ¹⁶	N	N	N	N	N	N	N	N	N	N	P	N	N
Dwelling, Single Family	N	N	N	N	N	N	C ¹⁶	N	N	N	N	N	N	N	N	N	N	P	N	N
Earth Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S
Educational Facility with Housing	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C
Equestrian Facilities	N	N	N	N	C	C	N	C	N	N	N	N	N	N	C	N	N	C	N	N
Equipment Sales and Services	N	N	N	N	P	P	P	P	P	N	C	C	C	N	P	C	C	N	N	N
Exposition/Convention Center	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Extended Living Areas	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N	S	N	N
Guest House	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Half-Pipe Ramps	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Home Health Agency	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Homeless Shelter	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Occupation, Category I	N	N	N	P	N	N	P	N	N	N	N	N	N	N	N	N	N	P	N	N
Home Occupation Category II	N	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N	N	C	N	N
Hospice	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Hotel	P	P	P	P	P	P/C	N	C	N	N	P	N	N	N	N	N	P	C	N	C
Industry, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Industry, Light	C	N	N	N	P	P/C	N	P ¹⁹ /C ¹⁹	P ¹⁹ /C ¹⁹	N	N	C	N	N	P	N	N	N	N	P
Industry, Medium	N	N	N	N	P	P/C	N	N	N	N	N	C	N	N	P	N	N	N	N	C
Jail	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Juvenile Secure Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Library	P	P	P	P	P	P	C	P	N	N	N	N	N	C	N	N	N	P	N	N
Manufactured Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Manufactured/Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Medical and Health Care Offices	P	P	P	P	P	P	P	P	P	C	P	C	P	P	P	C	P	P	N	P
Mixed Use Development	C	C	C	P	C	C	C	C	C	N	P	P	C	N	N	N	N	P	N	C
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Model Home	N	N	N	S	N	N	S	N	N	N	N	N	N	N	N	N	N	S	N	N
Modular Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mortuary, Funeral Home	P	N	N	N	P	P	P	N	N	N	N	N	P	N	N	N	N	C	N	N
Motel	N	N	N	N	P	P/C	N	C	N	N	P	N	N	N	N	N	P	N	N	C
Multi-Family, 8 U/A	N	N	N	N	N	N	C ¹⁶	N	N	N	N	N	N	N	N	N	N	N	N	N
Non-Depository Institutions	C	N	N	N	C	C	C	C	C	N	N	N	N	N	C	N	C	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Nursing Home, Convalescent Home, and Rest Home (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Park and Ride Facilities	C/N	N	C/N	C	P	P/C	C	C	C	C/N	C/N	N	P/C	C	C	N	N	C/N	N	C
Parking, Structure/Terrace	P	P	P	P	P	P/C	N	C	C	N	N	N	N	N	P	C	P	P	N	P

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Parking, Underground	P	P	P	P	P	P/C	N	C	C	N	N	N	N	N	P	C	P	P	N	P
Parks, Public and Private	P	P	P	P	P	P	P	P	P	C	P	C	C	P	P	N	N	P	P	C
Pawn Shop	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Permanent Make-Up	P	N	N	N	P	P	P	P	P	P	P	N	P	N	N	N	N	P	N	N
Planned Unit Development	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	C	N	C ⁵
Plant Nursery	N	N	N	N	P	P/C	P/C	C	C	N	N	N	P/C	N	N	N	N	C	N	N
Prison	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Professional Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	N	P
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Public Service	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	C	P	P	N	P
Public Utility Station	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	P ¹⁴	P ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	N	N	C ¹⁴	C ¹⁴	P ¹⁴	C ¹⁴	C ¹⁴	C ¹⁴	N	C ¹⁴
Recreation Center	P	C	C	P	P	P	P/C	P/C	P/C	N	N	C	P/C	N	C	N	P	C	N	N
Recreation, Indoor	P	P	C	P	P	P	P	P	P	N	P	C	P	N	C	N	P	C	N	N
Recreation, Outdoor	C	C	N	P	P	P/C	N	N	N	N	N	N	P/C	N	C	N	P	C	N	N
Recycling Materials Collection/Drop-Off Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Rehabilitation/Treatment Facility	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷
Research and Development Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	P
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	C	C	C	C	C	N	C	N	C	N	N	N	N	C	N	N
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)</i>	N	N	N	N	C	C	C	C	C	N	C	N	C	N	N	N	N	C	N	N
Residential Health Care Facility, Residential Care Facility	N	N	N	N	C	C	C	C	C	N	N	N	C	N	N	N	N	C	N	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Restaurant	P	P	C	P	P	P	P	P	P	P	P	P	C	C	P	N	P	P	N	C
Restaurant, Drive-up Window	C	N	N	N	C	C/N ³	C/N ³	P/C ³	C/N ³	N	C/N ³	N	N	N	P/C ³	N	C	N	N	N
Satellite Dish (Ground or Roof Mount)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	N	S

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
School, Commercial	P	C	C	P	P	P	P	P	P	N	P	P	P	N	P	C	P	C	N	P
School, Commercial (Low-Impact)	P ¹⁷	C ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	N	P ¹⁷	
School, Private or Quasi-Public	C	C	C	C	C	C	C	C	C	N	N	N	C	C	N	C	C	C	N	C
School, Public	C	C	C	C	C	C	C	C	C	N	N	N	C	C	N	C	C	C	N	C
Secondhand merchandise dealer	P ¹³	P ¹³	N	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	C ¹³	C ¹³	N	P ¹³	N	P ¹³	P ¹³	N	C ¹³
Sexually Oriented Business, (escort agencies, outcall service agencies and semi-nude dancing agencies)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ⁶	N	N	N	N	N
Sheltered Workshop	P	C	C	N	P	P	P	P	P	N	P	N	P	C	P	N	N	N	N	N
Skatepark	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Small Health Care Facility	N	N	N	N	N	N	P/C	P/C	C	N	P/C	N	C	N	N	N	N	C	N	N
Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Social or Reception Center, Fraternal Organizations	P	C	N	P	P	P	P	P	P	N	P	C	C	P	C	N	P	C	N	N
Solar Equipment	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Solid Waste Conversion Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Stadium	C	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Storage (Mini-Storage) Facilities	N	N	N	N	P	P/C	C	C	N/C ⁷	N	N	N	C	N	P	N	N	N	N	N
Street Vendors	S	S	S	S	N	S	N	N	N	N	N	S	N	N	N	N	N	S	N	N
Tattoo Parlor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ⁴	N	N	N	N	N
Theater	P	P	C	P	P	P/C	P/C	P/C	C/N	N	C	C	N	N	N	N	P	C	N	N
Trade or Vocational School	P	N	N	N	P	P	N	P	P	N	N	N	N	P	P	N	N	N	N	P
Transitional Care Development	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility (must comply with development standards for that zone - i.e., setback, height, bulk, min/max square footage)	C	N	N	N	C	C	C	C	N	N	C	N	C	N	N	N	N	N	N	N
Twin Home	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	P	N	N
Warehouse, Wholesale	N	N	N	N	P	P/C	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Waste Transfer Station	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Land Use Category	CBD	CBD-P	CBD-O	CBD-A&C	CR-PUD	RC	BC	CC	CN	CVC	CN(HSN)	HBD	LC	PO	ID	AM (Dealerships)	AM (Commercial)	MU	TC	RD
Wireless Telecommunication Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Zero Lot Line Development	N	N	N	P	N	N	C	N	N	N	N	N	N	N	N	N	N	P	N	N
Zoological Gardens	N	N	N	N	P	P	N	N	N	N	N	N	N	N	P	N	N	P	N	N

(Ord 09-35, Amended 12-7-2009, Ord 10-03, Amended 2-19-2010, Ord 10-12 and Ord 10-13, Amended 4-20-2010, Ord 10-31, Amended 9-2-2010, Ord 10-32 Amended 9-2-2010, Ord 11-06, Amended 3-25-11, Ord 12-13, Amended 5-15-12, Ord 13-13, Amended 6-5-2013, Ord 13-19, Amended 8-15-2013, Ord 13-22, Amended 10-4-2013, Ord 13-28, Amended 12-9-2013, Ord 14-35, Amended 11-13-2014, Ord 15-05, Amended 3-23-2015, Ord 15-19, Amended 6-26-2015)

C. Explanatory Notes for Land Use Matrix.

1. Single family residential developments only.
2. The use is only permitted as a conditional use along the west side of State Street in the CN(HSN) Zone.
3. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.
4. The use is not permitted if any part of the proposed/existing building containing the use is within 500 feet from an agricultural or residential use or residential zoning boundary.
5. Planned Unit Development permitted at a density of 12 units per acre (east of 700 East only).
6. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet from any school, public park, library, or religious or cultural activity, within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or semi-nude dancing agency; within 600 feet from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use; within 150 feet of the 9000 South Street gateway, the distance shall be measured from right-of-way boundary; and no property within 800 feet of the Interstate 15 freeway right-of-way boundary. This includes an entire parcel of property, any portion of which is within 800 feet of the Interstate.
7. Storage (Mini-Storage) Facilities only permitted as a conditional use in the CN Zone for areas south of 9600 South and north of 10000 South, and east of 700 East and west of 1300 East. Use is not permitted in all other areas of the CN Zone. Facility storage may not be used to conduct commercial business on site. A mini-storage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a mini storage building project according to the following restrictions and standards:

- a. Outdoor storage areas are for recreational vehicle storage only, e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles.
 - b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
 - c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, access ways, or parking aisles within the project.
 - d. Outdoor vehicle storage areas must be surrounded by a 6 foot high masonry wall on the exterior boundaries of the mini-storage project.
8. Must follow Sandy City Business License Regulations. (Ord 13-13, Amended 6-5-2013)
9. In the CBD District gasoline dispensing sales are only allowed as an ancillary use and shall not include additional services or products with the operation of this use other than those products or services that are associated with the primary use of the property. To qualify for the ancillary use, sales receipts generated by gasoline dispensing shall not exceed more than 10 percent of the total sales volume of the primary use of the property. The sales and dispensing of gasoline shall be in compliance with all Federal, State and Local laws governing such activity.
10. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet from any community location such as public or private kindergarten, elementary, middle, junior high, or high school; licensed child care facility or preschool, trade or technical school, a church, public library, public playground, public park, youth center or other space used primarily for youth oriented activities, a public recreational facility, or a public arcade, within 600 feet of any other alcohol or tobacco specialty store and from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use; within 150 feet for the 9000 South Street gateway, as it begins at the western most boundary continuing east to State Street, the distance shall be measured from the right-of-way boundary. Distance requirements from structures for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property line of the community location, or other alcohol or tobacco specialty store. Distance requirements from zoning districts for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the zoning boundary of a residential or agricultural district to the structure of the alcohol or tobacco specialty store. (Ord 10-03, Amended 2-19-2010, Ord 12-30, Amended 8-20-2012)
11. The use is only permitted as a conditional use as long as the entire operation is contained within a stand alone single tenant office building. (Ord 10-13, Amended 4-20-2010)
12. The use is only permitted as a conditional use south of 11000 South and east of State Street in the CBD Zone. (Ord 10-12, Amended 4-20-2010, Ord 13-13, Amended 6-5-2013)
13. This land use is only allowed as an ancillary use with a fine jewelry store, non-depository institutions, or a pawn shop. (Ord 10-31, Amended 9-2-2010)

14. The requirements of this title as to minimum lot area, minimum setbacks, fence height, and landscaping shall be determined by the Planning Commission for a public utility station during a conditional use and/or site plan review. The Planning Commission shall not amend the requirements of the underlying zone unless the evidence presented is such as to establish that the amendment will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. (Ord 10-32, Amended 9-2-2010)
15. Automotive sales with no outside display. (Ord 13-13, Added 6-5-2013)
16. Multi-Family projects shall be developed following the RM Standards. (Ord 13-13, Added 6-5-2013)
17. See additional standards within the Special Use Chapter of this Title. (Ord 13-13, Added 6-5-2013)
18. This use is not allowed within the CN Zoning District near the northeast corner of Sego Lily and 1300 East. Refer to Rezone File 3-13-2806 Sego Lily Commercial Development for specific area. (Ord 13-13, Added 6-5-2013)
19. Whether permitted or conditional this land use may only be allowed in conjunction with on-site retail sales. (Ord 15-05, Added 3-23-2015)